

142.0

0006

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

780,400 / 780,400

USE VALUE:

780,400 / 780,400

ASSESSED:

780,400 / 780,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		IROQUOIS RD, ARLINGTON

OWNERSHIP

Owner 1:	CAI XIANG & CHU QIN	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 24 IROQUOIS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: SOLOMON NANCY N -

Owner 2: -

Street 1: 24 IROQUOIS RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 4,430 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Wood Shingle Exterior and 1790 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4430		Sq. Ft.	Site		0	80.	1.25	9									442,320						442,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4430.000	338,100		442,300	780,400		92090
							GIS Ref
							GIS Ref
							Insp Date
							03/03/18

PREVIOUS ASSESSMENT								Parcel ID	142.0-0006-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	338,100	0	4,430.	442,300	780,400	780,400	Year End Roll	12/18/2019
2019	101	FV	279,100	0	4,430.	414,700	693,800	693,800	Year End Roll	1/3/2019
2018	101	FV	272,300	0	4,430.	342,800	615,100	615,100	Year End Roll	12/20/2017
2017	101	FV	272,300	0	4,430.	315,200	587,500	587,500	Year End Roll	1/3/2017
2016	101	FV	272,300	0	4,430.	287,500	559,800	559,800	Year End	1/4/2016
2015	101	FV	241,200	0	4,430.	282,000	523,200	523,200	Year End Roll	12/11/2014
2014	101	FV	241,200	0	4,430.	262,100	503,300	503,300	Year End Roll	12/16/2013
2013	101	FV	241,200	0	4,430.	249,400	490,600	490,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLOMON NANCY N	1481-92		11/20/2015		655,000	No	No		
MIRAGLIA PAUL J	1109-137		4/22/1993		214,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/3/2018		Inspected							BS	Barbara S		
2/19/2018		MEAS&NOTICE							HS	Hanne S		
11/5/2008		Meas/Inspect							355	PATRIOT		
11/17/1999		Meas/Inspect							270	PATRIOT		
1/1/1982									CS			

Sign: VERIFICATION OF VISIT NOT DATA / / /

